



MINUTES OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK PLANNING AND ZONING COMMISSION

WHEN: WEDNESDAY, AUGUST 14, 2013
WHERE: TOWN HALL COUNCIL CHAMBERS
TIME: 7:00 p.m.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Queen Creek Planning and Zoning Commission and to the general public that the Queen Creek Planning and Zoning Commission will hold its Regular Session Meeting open to the general public on **WEDNESDAY, AUGUST 14, 2013 AT 7:00 P.M.** in the Town Hall Council Chambers located at 22350 South Ellsworth Road, Queen Creek, Arizona.

1. **Call to Order:** The meeting was called to order at 7:08 p.m.
2. **Roll Call:** One or more members of the Commission may participate by telephone.
Present: Vice-Chair Arrington, Nichols, Robinson, and Turley.
Absent: Chair Ingram, Matheson and Sossaman.
3. **Public Comment:** No public comments were given.
4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote.

A. **Discussion and Possible Action on the July 10, 2013 Minutes** (Regular Session)

B. **Discussion and Possible Action on DR13-031 "Maracay Homes at Hastings Farms, a request for design review approval of two additional standard floor plans with two elevations to be constructed on 344 lots on lots zoned R1-7 and R1-9 located on the north side of Cloud Road at the Crismon Alignment.**

Maracay Homes is requesting approval for two new single family residential homes intended to complement the existing Design Review approval and to provide a greater variety of homes for construction. All of the homes comply with the 360 degree architecture criteria in addition to the residential design guidelines. Staff supports the applicant's request. Case details include:

- The homes range in size from 2,442 square feet to 4,376 square feet.
- A lot fit analysis shows that each lot is buildable with at least one floor plan.
- All floor plans comply with the 40% garage percentage requirement.

Motion to approve the Consent Agenda as presented.

1st: Nichols

2nd: Robinson

VOTE: Unanimous.

ITEM FOR DISCUSSION:

5. **2013 Annual APA Arizona Chapter Planning Conference, "Planning from Within".**
 - September 25-27, 2013 at the Saguaro Hotel in Scottsdale, AZ

ADMINISTRATIVE ITEMS

6. Review of September 11, 2013 agenda items.

Possible agenda items for September 11 include the following cases (currently pre-applications):

- **Cloud 15 (PA13-0012):** A request from Bowman Consulting, on behalf of Cason Tyler Ventures, LLC for a 15 lot subdivision with lot sizes ranging from 1/2 to 3/4 acre. The property is located at the southeast corner of Power and Cloud roads (to the east). The planner assigned to this case is Dave Williams, 480-358-3089.
- **Barney Park Estates (PA13-0009):** A request from D.R. Horton for rezoning from R1-18 PAD to R1-9 PAD, plus a request for site plan approval. There are 144 lots proposed on 73 acres, an increase of 31 lots. The proposed lots are all approximately 90 sq. ft wide by 152 sq. ft. deep. The property is located on the southwest corner of Queen Creek Road and 220th Street. Wayne Balmer is the planner assigned to this case, 480-358-3095.

7. Report of Town Council Action.

Council approved last month's Commission case; Ryland Homes at La Sentiero (DR13-024), with a 6-1 vote. Council concern focused on the deviated garage coverage that exceeded the 40% requirement and also questioned the 60' wide lots (normally 65' wide).

8. Summary of Events from members of the Commission and Staff. No items were brought forth.

9. Adjournment: The meeting adjourned at 7:16 p.m.

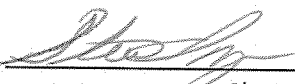
Motion to adjourn.

1st: Robinson

2nd: Nichols

VOTE: Unanimous.

PLANNING AND ZONING COMMISSION

By: 
Chair Ingram

ATTEST: 
Laura Catanese, Senior Administrative Assistant

I, Laura Catanese, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the August 14, 2013 Regular Session of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 15th day of August 2013.